

**Minutes of the Board Meeting for
Farmington Village Homeowners Association, Inc.
November 20, 2007**

Attendance:

Ken Degruchy, President
Rick Hase, Vice President
Todd Lounsbury, 2nd Vice President
Michael Bond, Secretary
Rene Suarez, Community Association Manager

Hearings:

1. [REDACTED] has violated Article II; Section 2.3 by continuing to operate a home based daycare. The BOD along with the Homeowners in the community denied Ms. [REDACTED] request to allow home daycare service in February 2007. According to the decisions made by the BOD Ms. [REDACTED] is only allowed to look after family members with out the exchange of monetary funds. During the hearing Ms. [REDACTED] stated that the daycare is her source of income. She also stated that the five children attending the daycare are family members.

Result: The BOD has decided to move forward with legal action against Ms. [REDACTED]

2. Mr. [REDACTED] - No show. Hearing notice was sent on October 8, 2007.

Result: The BOD has decided to move forward with legal action against Ms. [REDACTED]

3. [REDACTED] has violated the Architectural detail-2 regarding fencing for single-family homes. Mr. [REDACTED] stated ongoing problem with neighbors is the reason for the 8-foot fence. He did not receive approval from ARC prior to building the fence.

Result: The BOD has declined Mr. [REDACTED]'s request. The fence must be modified to meet the requirement of the by-laws. Rene will send a letter allowing 30 days to comply.

Meeting called to order:

Meeting called to order at 7:19 p.m. by Ken Degruchy

Last Month's Minutes:

Meeting minutes were accepted

Open Discussion:

The Board discussed the Clubhouse rental policy. ACM will not accept rental applications until a Clubhouse Committee has been formed. Rene will send a letter to all homeowners for volunteers.

The Board agreed to the revised delinquency policy including the following:

- Breakdown of the current delinquency process
- 90 cut off point for foreclosures
- No payment plans past the 90 days delinquent
- \$2,000 cut off for foreclosure
- 15 day delinquent notice must include current amount owed along with accelerated balance.
- All dues will be accelerated after 30 days delinquent.

The Board requested drawing along with the proposal from LMC landscaping. Rene will contact LMC.

Rene will obtain bids for the sidewalk repair on side of the clubhouse.

The Board discussed the extremely high water bills in the spring caused by DRD. The pool was drained without prior approval. DRD should reimburse the community for the expense. Rene will contact DRD.

Violation: 311 Silverqueen Path has a camper parked in the yard. Playground in the rear must have a green cover. Notice will be sent.

The BOD requested a new security alarm company. Rene will get bids.

The BOD requested the status of the reserve fund and plans to resolve the money owed.

Architectural:

The following modifications are allowed:

- Barn roof style sheds are allowed.
- Windows in garage doors (clear only) are allowed.
- Concrete repairs- must use white poured concrete only

All homeowners must continue to submit all requests to the ARC for approval.

Old Business:

The removal of the tree stump on Golden Crown.

The Board discussed keeping Jams contract to maintain the grounds in 2008.

Jams is responsible for the sprinkler heads on 8201 Royal Star, home of Dana Lusby.

Budget:

The BOD requested the following changes to the 2008 budget:

- Social Committee- increased to \$5,000
- Website- increase to \$200
- Submit explanation for Bank Charges and Telephone Service
- Remove monies from Late Fees and Collections

The town homes will be increased from \$61.60 to \$67.50, the single family homes will be increased from \$35.20 to \$38.50, effective January 1, 2006.

Tabled Topics:

The floor in the women's shower area will not be scheduled until 2009. The pool attendants will be responsible for squeezing the excess water during their hourly bathroom checks.

Adjourn:

Meeting adjourned at 9:21 p.m.